

12-9-20

ORDINANCE NO. 31719

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 2/866; fronting approximately 274.02 feet on the northwest line of Logan Street southwest of Malcolm X Boulevard; and containing approximately 1.408 acres,

from an RS-I Regional Service-Industrial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) to a RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to change the zoning classification; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from an RS-I Regional Service-Industrial Subdistrict within Planned Development District No. 595 to a RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 3. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By Cody Byers
Assistant City Attorney

DEC 09 2020

Passed _____

31719

201958
GIS Approved

EXHIBIT A

BEING 1.408 acres of land out of the John Grigsby Survey, Abstract No. 495, and being comprised of two tract of land, Tract 1 being a 49,318 square foot tract and tract 2 being a 13,024.0 square foot tract of land, both being conveyed by Deed of Record to Gary Evans, and wife, Rebecca Evans in Document No. 20070361413 of the Official Public Records of Dallas County, Texas, save and except a tract of land as described in deed of record in volume 20070361413 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

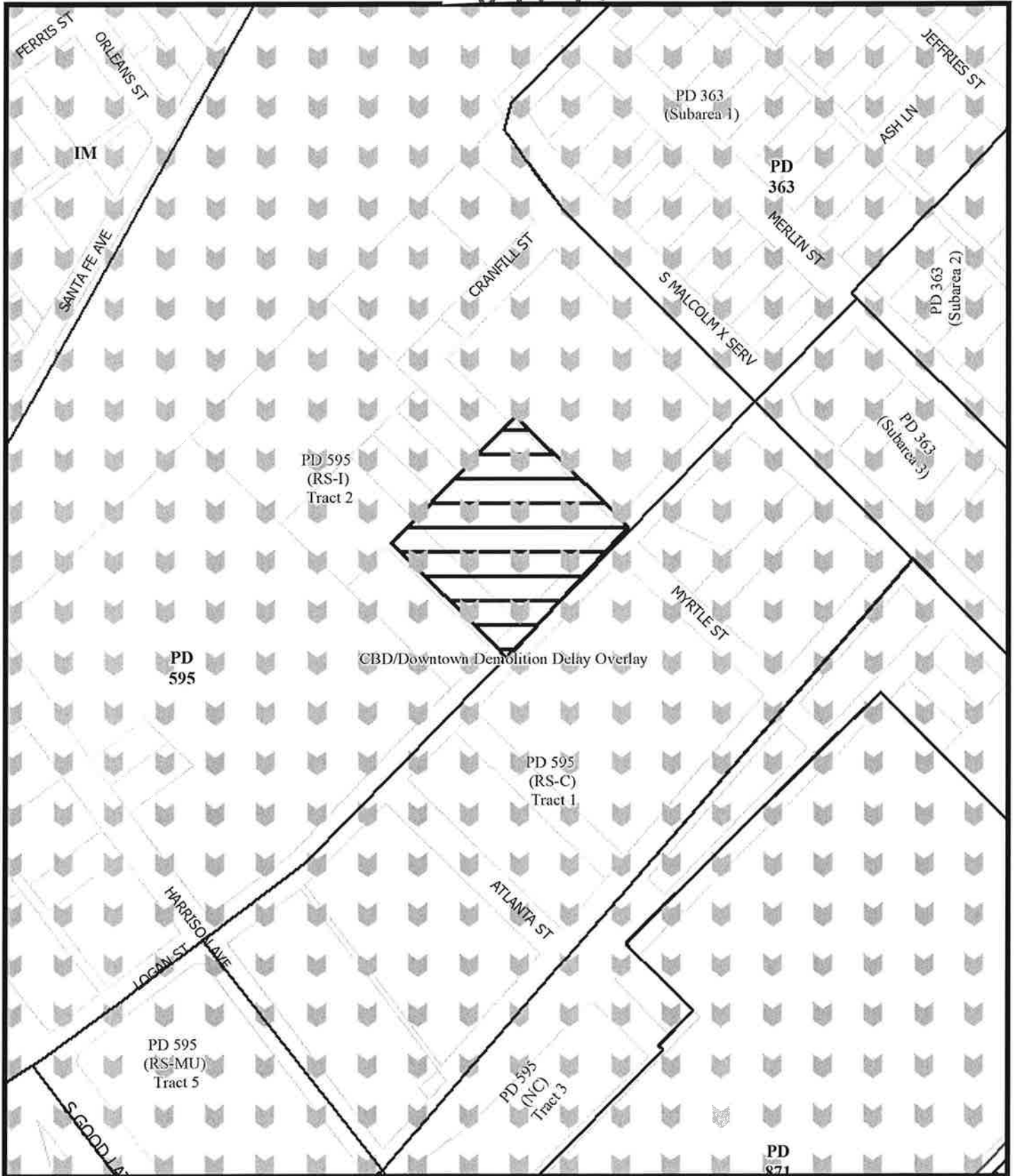
BEGINNING at a found Mag Nail at the south corner of said Tract 2, same being the east corner of a tract of land conveyed to Lone Star Gas by deed of record in Volume 1429, Page 390 of the Deed Records of Dallas County, Texas, and being in the northwesterly right-of-way of Lagan Street, (50' R.O.W.), said POINT OF BEGINNING have coordinates: (Y: 6,968,448.82; X: 2,498,545.82');

THENCE North 45°43'45" West (record – North 45°00' West) along the southwest line of Tract 2, same being the north line of the Lone Star Gas tract recorded in Volume 1429, Page 390, a distance of 223.73 feet (record – 233.74 feet) to a 1/2" found iron rod with plastic cap;

THENCE North 44°07'22" East (record – North 45°53' East), along the north line of Tract 1 and the remainder of Tract 1 along the south line of Cranfills Addition, a subdivision of record in Volume 1, Page 9 of the Map Records of Dallas County, Texas, and the south line of the save and except tract from Tract 1 a distance of 273.50 feet to a calculated point near the north corner of a one story brick building, from which a 1/2" found iron rod at the north east corner of the Tract 1 Save and Except tract same being an angle point in the east line of a 1.99 acre tract of land conveyed to Logan St LLC by deed of Record in Volume 98199, Page 3824 of the Official Public Records of Dallas County, Texas;

THENCE South 45°51'45" East (South 45°00' East), along the east line of the remainder of Tract 1, same being the west line of said 1.99 acre tract, a distance of 224.45 feet to a calculated point at the east corner of Tract 1, and being in the north right-of-way line of Logan Street.

THENCE South 44°16'17" West (record – South 45°00' West), along the southeast line of Tract 1 and Tract 2, same being the north line of Logan Street, a distance of 274.02 feet to the POINT OF BEGINNING, containing 1.408 acres of land.



1:2,400

ZONING MAP

Case no: Z190-311

Date: 11/12/2020



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL DEC 09 2020

ORDINANCE NUMBER 31719

DATE PUBLISHED DEC 12 2020

ATTESTED BY: